

BRE03CRB

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: KELLY ANNE BREMNER,  
DUNCAN M. BREMNER AND SHANNON G. WILLIAMS

PURPOSE: MULTI-PURPOSE EASEMENT

ADDRESS: 828 CARIBBEAN COURT - LOT 3 OF BLOCK 16  
PARADISE HILLS - FILING NO. FIVE

PARCEL#: 2701-264-15-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

4 PAGE DOCUMENT

BOOK 3490 PAGE 27

2149678 09/22/03 0351PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$20.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

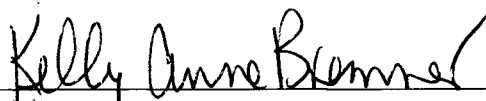
### GRANT OF MULTI-PURPOSE EASEMENT


Kelly Anne Bremner, Duncan M. Bremner and Shannon G. Williams, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a Perpetual Easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

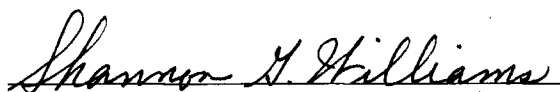
**See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 19 day of Sept., 2003.

  
\_\_\_\_\_  
Kelly Anne Bremner

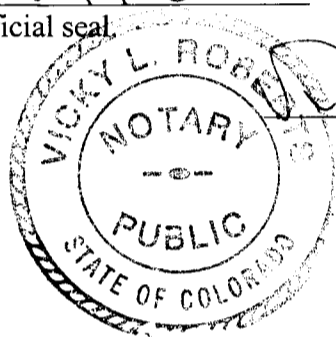
  
\_\_\_\_\_  
Duncan M. Bremner

  
\_\_\_\_\_  
Shannon G. Williams

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 19 day of September, 2003,  
by Kelly Anne Bremner and Duncan M. Bremner.

My commission expires 8-19-04.  
Witness my hand and official seal.



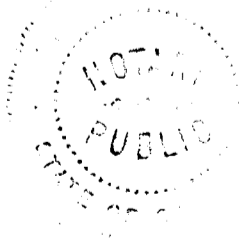
Vicky L. Roberts  
Notary Public

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2003,  
by Shannon G. Williams.

My commission expires 5/11/2006.  
Witness my hand and official seal.

Jim Woodmansee  
Notary Public



**EXHIBIT A**

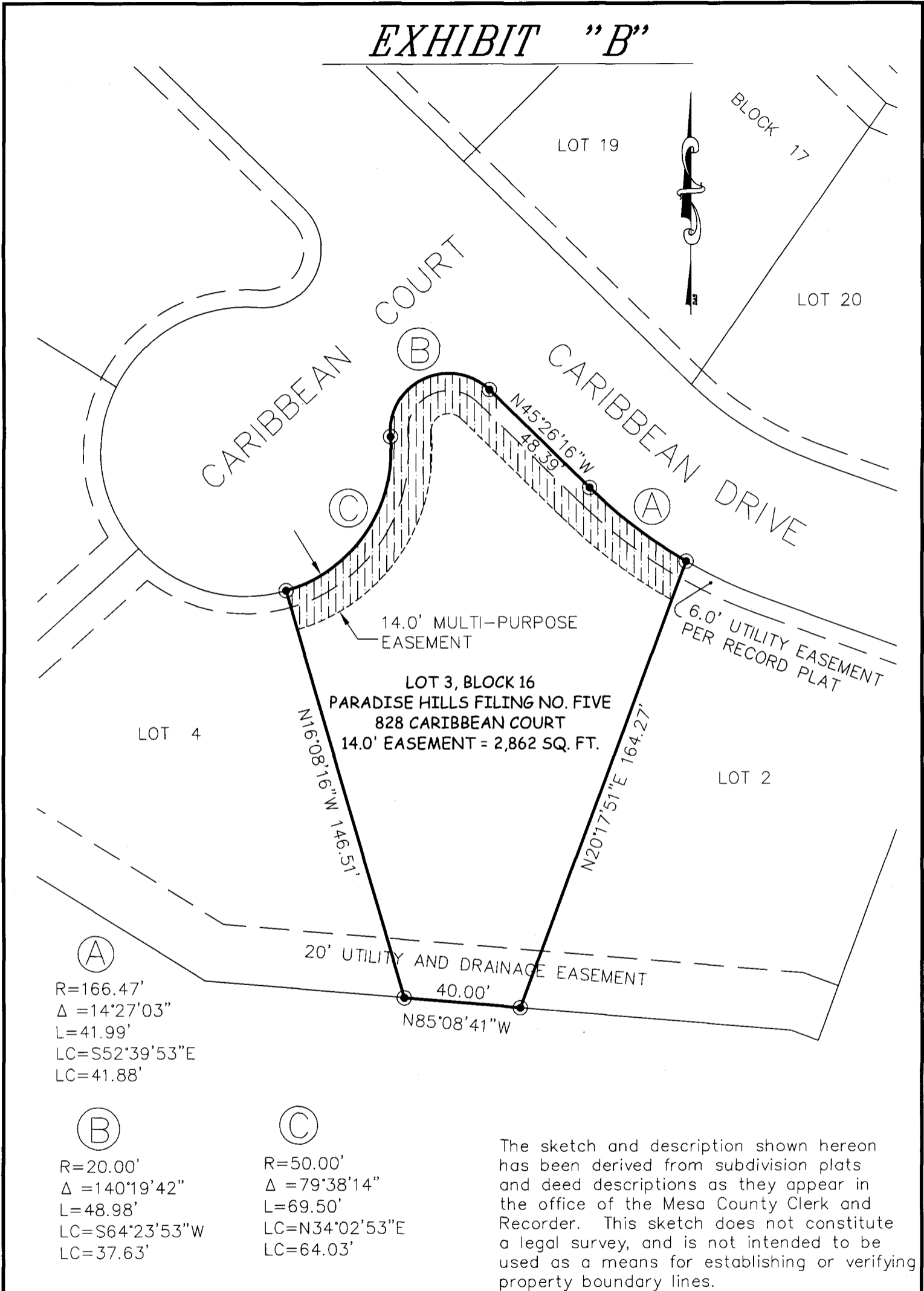
EASEMENT DESCRIPTION

A strip of land for a multi-purpose easement located in Lot 3, Block 16, Paradise Hills, Filing No. Five as recorded in Plat Book 11 at Page 330 with a Reception No. 1151934 of the Mesa County, Colorado records, being described as follows;

A 14 foot wide strip of land along the northerly lot line of said Lot 3 and being adjacent to all dedicated road right-of-ways, known as Caribbean Court and Caribbean Drive as shown on said recorded plat.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT "B"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.I.K.  
DATE: 09-22-2003  
SCALE: 1" = 40'  
APPR. BY: IW

LOT 3, BLOCK 16  
PARADISE HILLS FILING NO. FIVE  
2701-264-15-004

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**